

PLANNING COMMITTEE - Date: 29 June 2016

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: C2016/74298/LBC	WARD: C13 / CARSHALTON CENT	Time Taken: 5 weeks, 5 days
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Site: The Old Rectory, Festival Walk, Carshalton, SM5 3NY

Proposal: A retrospective application for Listed building consent to repair all external wall fractures with helical bars to 'Helifix' specifications, to tie in the Southern flank wall to the floors and roof and to reinforce, repair and repoint eroded brickwork and mortar, repair fractured steps to external staircase, repairs to replace and refix floor boards and window casements, repairs of the upper timber floor in accordance with the original NPS specification and details, repairs to damp wall finishes, repairs to deteriorating and water stained timber beams and repairs to crack wall finishes and redecorate.

Applicant: Mr Robert MC Naught

Agent: Mrs Sarah Townsend-Elliott

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The Council is the applicant.

Summary of why application proposals are acceptable:

It is considered that the works which have been undertaken are acceptable and have not resulted in harm to the special architectural and historic interest of the Listed Building. In addition, it is recognised that the works which have been undertaken were urgently necessary and were completed prior to consent being given in the interests of health and safety, and the preservation of the building.

1.0 BACKGROUND**1.1 Site and surroundings:**

1.2 The application site comprises the Sutton Ecology Centre and is managed by the London Borough of Sutton's Biodiversity Team as the main resource for environmental education in the Borough.

1.3 The site is located on Festival Walk and is bounded by West Street Lane to the west. The Old Rectory is a two-storey building with basement and accommodation at roof level. The building is red brick with a hipped slate roof. The building is Grade II Listed, built around 1710 and forms part of a cluster of Listed Buildings around Carshalton Ponds.

1.4 Site Specific Designation:

1.5 The building is Grade II Listed and the site falls within an Archaeological Priority Area, Carshalton Village Conservation Area, the Limit of Sustainable Residential Development of Carshalton Village, a Public Open Space, a Site of Importance for Nature Conservation and the Wandle Valley Regional Park.

1.6 **Relevant Planning History:**

1.7 C2015/72385/LBC – Listed building consent application for internal structure repairs to tie in southern flank wall to the floors and roof and repairs to external wall fractures.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 The application seeks retrospective listed building consent for structural alterations to the existing building. The purpose of the works were to ensure the structural safety of the building, and most of the works have been completed, although some internal works are still ongoing. The works which have been undertaken, some of which have been granted consent under application reference C2015/72385/LBC, encompass:

- Repairing all external wall fractures with helical bars to ‘Helifix’ specifications
- Tying in the southern flank wall to the floors and roof
- Reinforcing, repairing and re-pointing of eroded brickwork and mortar
- Repairing of fractured steps to external staircase
- Replacing and re-fixing floorboards and window casements
- Repairing the upper timber floor in accordance with the original NPS specification and details
- Repairing damp wall finishes
- Repairing water-stained timber beams
- Repairing crack wall finishes and minor redecorations

2.3 **Significant amendments to application since submitted:** None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified:**

3.2 Two letters were sent out to nearby occupiers on the 17 May 2016. A site notice was displayed on the 2 June 2016 and a Press Notice was displayed on the 16 May 2016.

3.3 The two letters were then reissued on the 2 June 2016 and the Press Notice was reissued on the 6 June 2016 to clarify that the development is retrospective. As such, the 21 day public consultation period ends on the 27 June 2016 and any comments received as a result of this round of consultation will be added as an addendum to this report.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Official Consultation:**

3.7 **Internal:**

3.8 **Urban Design Officer:** The Urban Design Officer visited the site to assess the alterations and raises no objection.

3.9 **External:**

3.10 **Historic England:** No objection.

3.11 **Councillor Representation:** None.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan (as amended) 2015
- The Core Planning Strategy DPD 2009
- The Site Development Policies DPD 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.3 London Plan

- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

4.4 Core Planning Strategy DPD

- PMP2 Suburban Heartlands
- BP12 Good Urban Design and Heritage

4.5 Site Development Policies DPD

- DM1 Character and Design
- DM3 Street Scene
- DM4 Historic Environment

4.6 Supplementary Planning Guidance/Documents

- SPD4 Residential Extensions
- SPD14 Urban Design

5.0 **PLANNING CONSIDERATIONS**

5.1 The main considerations in relation to this application are:

- **Principle of development**
- **Impact on the Special Architectural or Historic Interest of the Grade II Listed Building**

5.2 **Principle of Development:**

5.3 Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant listed building consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In accordance with this, Site Development Policy DM4 states that new development should be designed in a way that respects the setting and reinforces the distinctiveness of the heritage designation. The National Planning Policy Framework (NPPF) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

- 5.4 The works undertaken assisted in safeguarding the Listed Building, in accordance with national and local policy, and the principle of this development is therefore considered to be acceptable.
- 5.5 **Impact on the Grade II Listed Building:**
- 5.6 The NPPF states that substantial harm to, or loss of significance of, a heritage asset should be exceptional and consent should be refused unless the harm is necessary to achieve substantial public benefits that would outweigh the harm.
- 5.7 The structural repairs are externally visible, but have not had an intrusive impact on the external appearance of the building. In addition, the works were necessary for the continued structural stability of the building and, as such, it is considered that the works have not resulted in substantial harm to the heritage asset. It is also noted that Historic England has not objected to the development.
- 5.8 The structural works are considered to be acceptable in terms of the impact on the special architectural and historic interest of the Grade II Listed Building.
- 6.0 **CONCLUSION AND RECOMMENDATION**
- 6.1 It is considered that the works which have been undertaken are acceptable and have not resulted in harm to the Listed Building. In addition, it is recognised that the works which have been undertaken were urgently necessary and were completed prior to consent being given in the interests of health and safety, and the preservation of the building.

Background Papers: C2016/74298/LBC

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **C2016/74298**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



Mrs sarah townsend-elliott
3-4 Avocet House
Trinity Way
london
E4 8TD

C2016/74298/LBC

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WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

The Old Rectory FESTIVAL WALK Carshalton SM5 3NY

A retrospective application for Listed building consent to repair all external wall fractures with helical bars to 'Helifix' specifications, to tie in the Southern flank wall to the floors and roof and to reinforce, repair and repoint eroded brickwork and mortar, repair fractured steps to external staircase, repairs to replace and refix floor boards and window casements, repairs of the upper timber floor in accordance with the original NPS specification and details, repairs to damp wall finishes, repairs to deteriorating and water stained timber beams and repairs to crack wall finishes and redecorate.

SECOND SCHEDULE

(1) All external facing materials, treatments and finishes shall match those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the works hereby permitted harmonise with the existing building.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: NPS-xx-00-DR-A-001 (Rev. P1), NPS-xx-00-DR-A-002 (Rev. P1), Hand annotated elevations (Rev. A - Further Repairs, dated 27/4/16), X01, SK1102-12/100 (Rev. A) (Received 04/05/16), SK1102-12/300 (Rev. A) (Received

04/05/16), SK1102-12/400 (Rev. A) (Received 04/05/16), POST SITE VISIT NOTES/TECHNICAL SKETCHES (Received 04/05/16).

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) **IMPORTANT:** Any additional Listed Building or Conservation Area Consent requires, in accordance with Regulation 4 of the Planning (Listed Building and Conservation Areas) Regulations 1990, that details to discharge or vary conditions be submitted with forms and plans in triplicate and advertised in accordance with the Regulations. Prior to commencing any work on site, applicants should satisfy themselves that the provisions of these regulations have been met.

(3) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(4) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.